



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: JULY 14, 2003**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DIRECTOR OF ADMINISTRATIVE SERVICES CHRIS KNIGHT, DEPUTY CITY ATTORNEY TOM GREEN, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO (RONI) RONEMUS, ASSISTANT DEPUTY CITY CLERK VICKY DARLING and DEPUTY CITY CLERK DIANA R. DAVIS

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:02)

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**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: JULY 14, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Grant of Easement between the City of Las Vegas and the Clark County Water Reclamation District for a future public wastewater lift station located at the northeast corner of Parcel Number 161-10-701-001, west of the Water Pollution Control Facility - County (near Ward 3 - Reese)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The square footage referenced in the City owned parcel represents a 40' x 40' portion of the 6.57 acres contained within the parcel which is located near the City's Water Pollution Control Facility. The District desires an easement for this area to use the land to promote a future public wastewater lift station to provide for the District's customer needs and to promote the orderly growth of development located west of the Las Vegas Wash.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Grant of Easement
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this easement was negotiated pursuant to direction from the City Council several months ago. It will allow for a 40 x 20 foot enclosure on a small portion of the 7 acres owned by the City. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF JULY 14, 2003

Public Works

Item 1 - Discussion and possible action regarding a Grant of Easement between the City of Las Vegas and the Clark County Water Reclamation District for a future public wastewater lift station located at the northeast corner of Parcel Number 161-10-701-001, west of the Water Pollution Control Facility - County (near Ward 3 - Reese)

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:02 – 3:04)

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**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: JULY 14, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding Memorandum of Understanding #2003-03 between the City of Las Vegas and Lied Community School for modular classroom usage located at 5350 West Tropical Parkway commonly known as Lied Middle School - Ward 6 (Mack)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of this MOU will allow the City to provide various recreational programs sponsored by the City for the benefit of the children attending Lied Middle School.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

MOU #2003-03

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that the memoranda of understanding pertaining to Item 2 and Item 3 involve the Community School at each school, used by Leisure Services to staff after-hours programs, will purchase modulars to be placed on site at the schools and then turned over to the City. The City will then be responsible for all maintenance. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF JULY 14, 2003

Public Works

Item 2 - Discussion and possible action regarding Memorandum of Understanding #2003-03 between the City of Las Vegas and Lied Community School for modular classroom usage located at 5350 West Tropical Parkway commonly known as Lied Middle School - Ward 6 (Mack)

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:04 – 3:06)

**1-48**

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: JULY 14, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding Memorandum of Understanding #2003-04 between the City of Las Vegas and Robison Community School for modular classroom usage located at 825 Marion Drive commonly known as Robison Middle School - Ward 3 (Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Approval of this MOU will allow the City to provide various recreational programs sponsored by the City for the benefit of the children attending Robison Middle School.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

MOU #2003-04

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that the memoranda of understanding pertaining to Item 2 and Item 3 involve the Community School at each school, used by Leisure Services to staff after-hours programs. The Community Schools will purchase modulars to be placed on site at the schools and possession will be turned over to the City. The City will then be responsible for all maintenance. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF JULY 14, 2003

Public Works

Item 3 - Discussion and possible action regarding Memorandum of Understanding #2003-04 between the City of Las Vegas and Robison Community School for modular classroom usage located at 825 Marion Drive commonly known as Robison Middle School - Ward 3 (Reese)

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:04 – 3:06)

**1-48**

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: JULY 14, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Interlocal Agreement between the City of Las Vegas and the Southern Nevada Water Authority to construct a shallow monitoring well located at 197 Harrison Avenue commonly known as James Gay Park - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The City is the Lessee of land from the State of Nevada, Department of Transportation, in which the Southern Nevada Water Authority wishes to install a shallow monitoring well to replace an old well needed to continue the Southern Nevada Water Authority's efforts of monitoring and gaining a better understanding of the shallow ground water in the Las Vegas Valley.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Interlocal Agreement

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that this agreement was negotiated pursuant to prior direction of Council. The monitoring well will be installed in the rock area beside US95 and not in the park itself. After construction, only the metal plate will be visible. Staff recommends approval.



REAL ESTATE COMMITTEE MEETING OF JULY 14, 2003

Public Works

Item 4 - Discussion and possible action regarding an Interlocal Agreement between the City of Las Vegas and the Southern Nevada Water Authority to construct a shallow monitoring well located at 197 Harrison Avenue commonly known as James Gay Park - Ward 5 (Weekly)

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:07)

**1-107**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: JULY 14, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding Memorandum of Understanding #2003-02 between the City of Las Vegas and the Las Vegas Valley Water District regarding site enhancements at Police Memorial Park located near the northwest corner of Cheyenne Avenue and Grand Canyon Drive, APN 138-07-401-009 - Ward 4 (Brown)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

CLV leases this site from the Bureau of Land Management and previously granted easements to LVVWD for above ground pressure reducing valves. CLV is desirous of providing the public with aesthetic site vistas at this location and LVVWD is in agreement with the proposed enhancements consisting of erecting chain link fencing, wrought iron fencing and a block wall. The land shall be used for the operation of a LVVWD zone reservoir channel fence addition to benefit the general public and will continue to be maintained by CLV.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

MOU #2003-02

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that the Water District owns ten acres for lift and pumping stations. The current chain link fencing does not encompass the entire property. This agreement would require the fence to be enhanced to wrought iron and expanded to cover the property currently outside the fence line. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF JULY 14, 2003

Public Works

Item 5 - Discussion and possible action regarding Memorandum of Understanding #2003-02 between the City of Las Vegas and the Las Vegas Valley Water District regarding site enhancements at Police Memorial Park located near the northwest corner of Cheyenne Avenue and Grand Canyon Drive, APN 138-07-401-009 - Ward 4 (Brown)

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:09)

**1-155**

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: JULY 14, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Encroachment Agreement with John T. Moran Jr. and Marilyn Moran for a portion of the alley behind the Morans' property generally located at 628 and 630 South Fourth Street - Ward 1 (Moncrief)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The City owns the public right-of-way of the alley behind the Morans' property. The City is in the process of a vacation of the entire alley which contains the Morans' property and following completion of such vacation process, the City intends to convey its half of the vacated alley behind the Morans' property to the Morans. In the interim the Morans have requested that they be permitted to construct a block wall and parking lot on said right-of-way.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Encroachment Agreement

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF** recommended Item 6 be abeyed to the 8/4/2003 Real Estate Committee meeting. **COUNCILMAN WEEKLY** concurred.

**NOTE:** Subsequent to this 7/14/2003 meeting, the 7/16/2003 City Council approved an amended encroachment agreement and this item will not be heard at the 8/4/2003 Real Estate Committee meeting.

**MINUTES:**

**NOTE:** Subsequent to the meeting a verbatim transcript was made a part of the final minutes.

REAL ESTATE COMMITTEE MEETING OF JULY 14, 2003

Public Works

Item 6 - Discussion and possible action regarding an Encroachment Agreement with John T. Moran Jr. and Marilyn Moran for a portion of the alley behind the Morans' property generally located at 628 and 630 South Fourth Street - Ward 1 (Moncrief)

**MINUTES – Continued:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that staff was recommending an abeyance of this item until COUNCILWOMAN MONCRIEF could meet with the MORANS.

COUNCILWOMAN MONCRIEF discussed with DEPUTY CITY ATTORNEY TOM GREEN that since the City is not going forward with the parking structure adjacent to the Morans' property, she had questions regarding the vacation approved by Council 5/21/2003 and this encroachment. DEPUTY CITY ATTORNEY GREEN stated that the vacation was subject to conditions and could be reconsidered and even revoked without liability to the City prior to those conditions being met. The encroachment agreement was an accommodation to the Morans pending the recordation of the vacation. Legally the vacation and encroachment are not linked and either can go forward without the other. If there were no opposition per se to the encroachment so long as the option remained open for future construction of a parking structure, the encroachment agreement could be rewritten to make the necessary provisions.

COUNCILMAN WEEKLY verified with COUNCILWOMAN MONCRIEF that her desire would be to hold the item in abeyance pending resolution of all the issues raised.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:14)

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: JULY 14, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Right-of-Way Grant to the Frontier Girl Scouts Council for ingress and egress purposes located at 2941 Harris Avenue, APNs 139-25-303-014 and 015 - Ward 3 (Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

A Right-of-Way Grant is necessary for Ingress and Egress Purposes for construction of a private drive located at Harris Avenue, Parcel Numbers 139-25-303-014 and 015.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Right-of-Way Grant

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 7 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that the City granted the land to the Girl Scouts for a permanent facility some years ago. Six months ago when the City engineers drew plans for a driveway, it was discovered the right-of-way was insufficient. This action will increase the right-of-way to make it accessible for emergency vehicles.

REAL ESTATE COMMITTEE MEETING OF JULY 14, 2003

Public Works

Item 7 - Discussion and possible action regarding a Right-of-Way Grant to the Frontier Girl Scouts Council for ingress and egress purposes located at 2941 Harris Avenue, APNs 139-25-303-014 and 015 - Ward 3 (Reese)

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:14 – 3:15)

**1-371**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: JULY 14, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action to enter into negotiations with HELP USA to build housing on a parcel of the MASH site - Ward 5 (Weekly)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City of Las Vegas will be taking the necessary steps to demolish the former Transitional Living Center on the MASH site. The City wants to enter into negotiations with HELP USA to purchase one of the lots and build housing for low income persons, once the site has been reparcelled

**RECOMMENDATION:**

Staff recommends entering into negotiations with HELP USA to build housing on a parcel of the MASH site.

**BACKUP DOCUMENTATION:**

June 23, 2003 letter from Mr. Richard Motta, President and CEO of HELP USA

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 8 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

SUE PRESCOTT, Neighborhood Services, indicated that HELP USA was seeking the City as a partner for low income housing. This action would authorize staff to enter into negotiations with that organization and staff recommends approval. SHARON SEGERBLOM, Director of Neighborhood Services, confirmed for COUNCILMAN WEEKLY that although the vision includes housing for veterans, it is too early to limit the process. The negotiation will take place first.



REAL ESTATE COMMITTEE MEETING OF JULY 14, 2003

Neighborhood Services

Item 8 - Discussion and possible action to enter into negotiations with HELP USA to build housing on a parcel of the MASH site - Ward 5 (Weekly)

**MINUTES – Continued:**

COUNCILMAN WEEKLY stated that his tour of the Bonanza site was really great and he would like to hear more about that type of program.

AL GALLEG0, citizen of Las Vegas, confirmed with MS. SEGERBLOM that HELP USA is a different organization than the one operating another site in a very poor fashion. That other organization needs to clean up the overflowing garbage and make the project nice. He further protested that while HELP USA may be a good program, all the homeless programs are being located within his area and should be spread out throughout the community.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:15 – 3:19)

**1-413**

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: JULY 14, 2003**

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

None.

(3:19)  
**1-527**

**THE MEETING ADJOURNED AT 3:19 P.M.**

Respectfully submitted: \_\_\_\_\_  
VICKY DARLING, ASSISTANT DEPUTY CITY CLERK  
July 16, 2003